



River Center, 111 North Canal Street, 8th Floor, Suite 855,
Chicago, IL 60606 • (312) 993-1067 • FAX (312) 993-0226

TECHNICAL ASSISTANCE TEAM FOR EMERGENCY RESPONSE REMOVAL AND PREVENTION
EPA CONTRACT 68-01-7367

Mr. Duane Heaton
Deputy Project Officer
Emergency Support Section, 5 HS-12
U.S. Environmental Protection Agency
230 South Dearborn Street
Chicago, IL 60604

September 7, 1990

TAT-05-G2-02055

Re: Schmidt's Brewery Site Assessment, Cleveland, Ohio
TDD# 5-9003-21

Dear Mr. Heaton:

On March 21, 1990, the Technical Assistance Team (TAT) was tasked by the U. S. Environmental Protection Agency (U.S. EPA) to conduct a site assessment at the former Schmidt's Brewery facility in Cleveland, Ohio. A complete review of the site history and analytical results are included in the attached report.

On March 29, 1990, the TAT conducted a site assessment/extent of contamination study and observed large quantities of asbestos containing material (ACM) throughout the facility. Analysis of air samples, collected at a broken window in the brewery, indicated that ACM was being released from the facility and a threat of exposure to the surrounding population was present.

On March 29, 1990, the U.S. EPA instructed the owner's representative to seal the facility to prevent further release of ACM and to begin asbestos abatement. On April 5, 1990, the Cleveland Division of Air Pollution Control (CDAPC) reported to the U. S. EPA that the facility was sealed and asbestos abatement had begun.

Roy F. Weston, Inc.
MAJOR PROGRAMS DIVISION

In Association with ICF Technology, Inc., C.C. Johnson & Malhotra, P.C., Resource Applications, Inc.,
and R.E. Sarriera Associates



Mr. Duane Heaton

-2-

September 7, 1990

Should you have any questions or require additional information, please feel free to contact us.

Very truly yours,

ROY F. WESTON, INC.

Paul A. Malsch for P.A.M.

Paul A. Malsch
Environmental Scientist

William R. Doyle
William R. Doyle
Technical Assistance Team
Leader, Region V

PAM:dn
Attachment
cc: S. Renninger, OSC

**SITE ASSESSMENT
SCHMIDT'S BREWERY
CLEVELAND, OHIO**

Prepared for:

**U.S. Environmental Protection Agency
Region V
230 South Dearborn Street
Chicago, Illinois**

CONTRACT NO. 68-01-7367

TAT-05-G2-02055

TDD# 5-9003-21

Prepared by:

**WESTON-Major Programs
Technical Assistance Team
Region V**

September 1990

TABLE OF CONTENTS

	<u>PAGE</u>
LIST OF FIGURES.....	iii
LIST OF TABLES.....	iv
LIST OF ATTACHMENTS.....	v
1.0 SITE DESCRIPTION.....	1
2.0 SITE BACKGROUND.....	1
3.0 SITE ASSESSMENT.....	5
4.0 ANALYTICAL RESULTS.....	5
5.0 ALTERNATIVE ACTIONS.....	9

LIST OF FIGURES

	<u>PAGE</u>
FIGURE 1 - SITE LOCATION MAP.....	2
FIGURE 2 - SITE MAP.....	3
FIGURE 3 - SAMPLE LOCATION MAP (4TH FLOOR).....	6
FIGURE 4 - SAMPLE LOCATION MAP (5TH FLOOR).....	7

LIST OF TABLES

	<u>PAGE</u>
TABLE 1 - U.S. EPA SAMPLING RESULTS.....	4
TABLE 2 - ANALYTICAL RESULTS OF TAT SAMPLING AIR.....	8
TABLE 3 - ANALYTICAL RESULTS OF TAT SAMPLING BULK.....	10

LIST OF ATTACHMENTS

ATTACHMENT A - PHOTOGRAPH LOG

1.0 SITE DESCRIPTION

The Schmidt's Brewery site consists of several interconnecting buildings located at 9400 Quincy Ave., Cleveland, Ohio (Figure 1). The topography surrounding the site is flat, and the facility is located in a densely populated residential and commercial sector bordered to the south and east by rapid transit tracks, to the north by residences, and to the west by the Elie Wrecking Company (EWC), Inc. The brewery is currently managed by Stern Enterprises, Inc., 1300 Fulton Building, 107 East Sixth Street, Pittsburgh, Pennsylvania, 15222.

The facility is comprised of a kettle building, two tank buildings, a boiler house, and a canopy area (Figure 2). A tank building and part of the canopy have been partially demolished to facilitate removal of several large stainless steel tanks. The predominant contaminant of concern is asbestos containing material (ACM); this material is located throughout the facility.

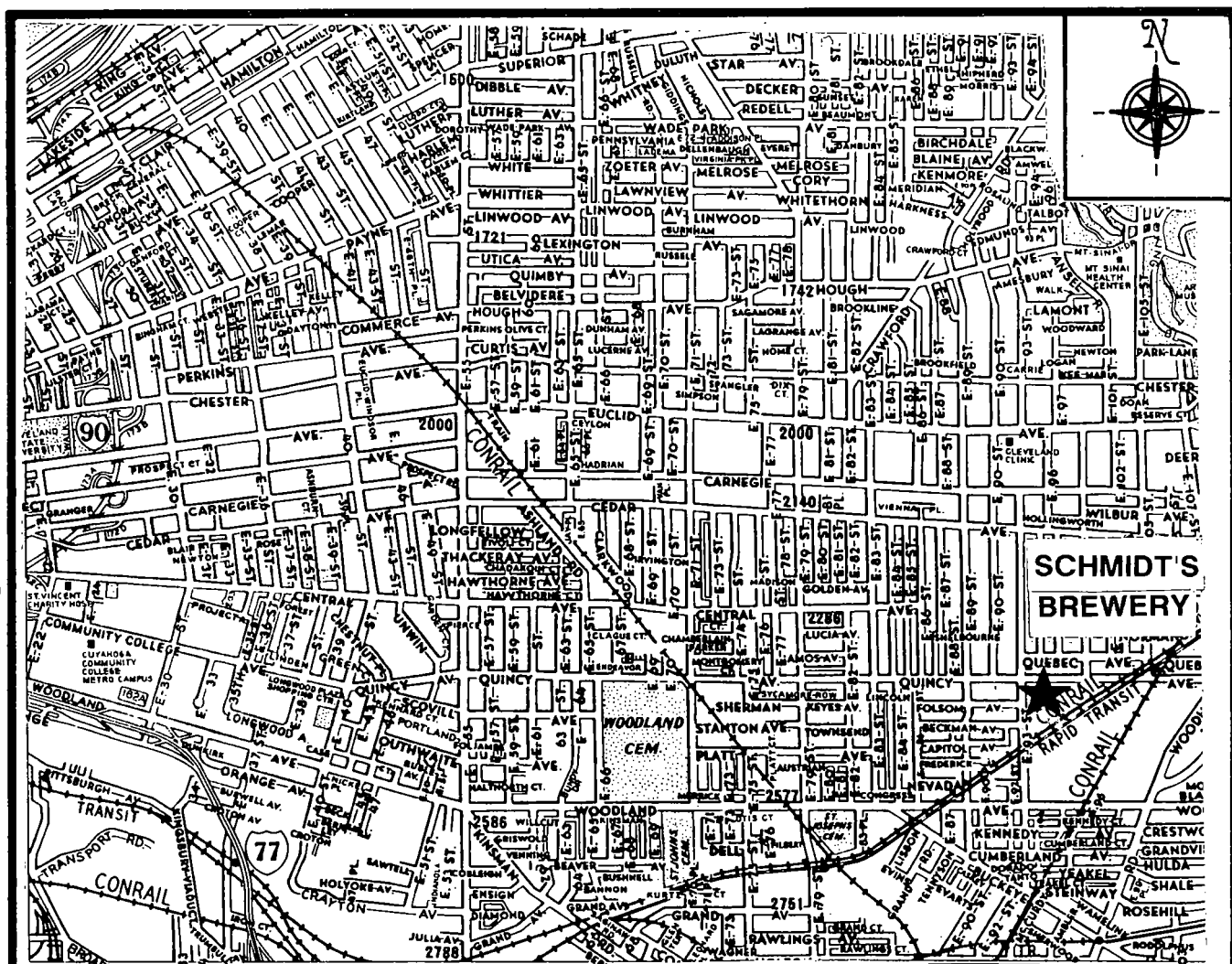
2.0 SITE BACKGROUND

The brewery was closed in the late 1980s and is currently being renovated by Stern Enterprises, Inc. Since the closure, the facility has been the subject of continuous unauthorized salvaging of asbestos-covered pipes and fixtures. In most cases the asbestos wrap has been stripped and left in a dry, friable state near its place of origin.

In early August 1989, representatives of the Cleveland Division of Air Pollution Control (CDAPC) observed employees of EWC removing ACM from the facility in preparation to salvage several large stainless steel tanks. Because EWC was not licensed in the State of Ohio to conduct asbestos removal and notification to remove asbestos had not been filed, the CDAPC referred the case to the U.S. Environmental Protection Agency (U.S. EPA) Environmental Services Division (ESD).

On several subsequent investigations conducted by the U.S. EPA large amounts of ACM were observed in the debris from the demolition of the canopy and the tank building (Table 1). Debris stored in the boiler house contained asbestos as well (Table 1). Large quantities of dry, friable material were also observed throughout the kettle building. On August 11, 1989, the U.S. EPA ordered EWC to secure the building and hire a certified contractor to remove all ACM from the demolition zone.

On September 29, 1989, representatives from the U.S. EPA and Ohio Environmental Protection Agency (OEPA) inspected the kettle building and witnessed migration of dry, friable material from the kettle building through broken windows. Subsequent to this investigation, OEPA issued a notice of violation to Stern Enterprises, Inc. because of these emissions and the large amount



Cleveland
OHIO

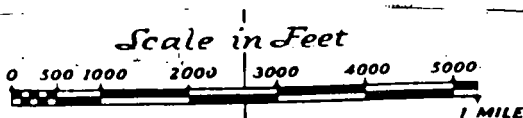


FIGURE 1
SITE LOCATION MAP
SCHMIDT'S BREWERY
CLEVELAND, OHIO

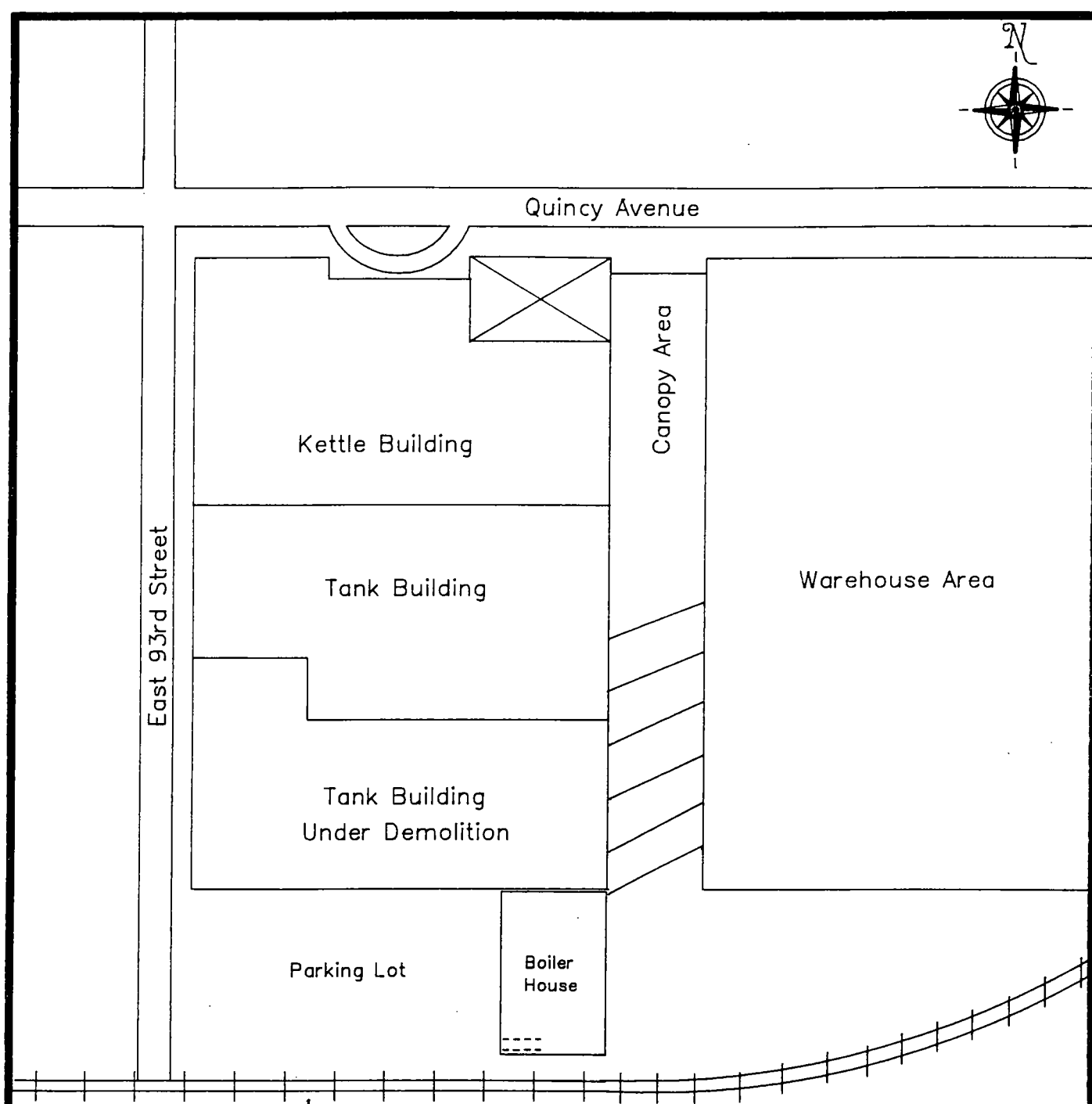
SOURCE: COMMERCIAL SURVEY CO., CLEVELAND, OHIO

WESTON
MANAGERS DESIGNERS/CONSULTANTS

**MAJOR
PROGRAMS
DIVISION**

REGION V TECHNICAL ASSISTANCE TEAM

DRAWN BY	DATE	PCS #
P. MALSCH	4-23-90	2664
APPROVED BY	DATE	TDD #
P. MALSCH	4-23-90	5-9002-21



LEGEND





-  Rapid Transit
-  Demolished Canopy
-  Decon Area
-  ACM Contaminated Area

FIGURE 2

SITE MAP

SCHMIDT'S BREWERY

CLEVELAND, OHIO

NOT TO SCALE



**MAJOR
PROGRAMS
DIVISION**

REGION V TECHNICAL ASSISTANCE TEAM

DRAWN BY P. LENHART	DATE 4-23-90	PCS # 2664
APPROVED BY P. MALSCH	DATE 4-23-90	TDD # 5-9003-21

TABLE 1

SCHMIDT'S BREWERY
CLEVELAND, OHIOU.S. EPA SAMPLING RESULTS
August 8-9, 1989

SAMPLE LOCATION	DATE COLLECTED	ASBESTOS TYPE	ASBESTOS (%)
Canopy Debris	8/9/89	Amosite	5-10
Boiler Building	8/9/89	Amosite	5-10
Boiler Building	8/9/89	Amosite Chrysotile	5-10 5-10
Canopy Debris	8/10/89	Amosite	3-5
Boiler Building	8/10/89	Amosite	3-5

of dry, friable material observed throughout the kettle building. The U.S. EPA ESD then referred the site to the U.S. EPA Emergency and Enforcement Response Branch (EERB) for further investigation.

3.0 SITE ASSESSMENT

At the request of the U.S. EPA EERB, Technical Assistance Team (TAT) members Larry Mencin, Paul Malsch, and Katie Mooney and U.S. EPA On-Scene Coordinator (OSC) Steve Renninger conducted an assessment/extent-of-contamination study at the Schmidt's Brewery facility on March 29, 1990. Debris and large quantities of dry, friable material from salvaging were observed throughout the facility, along with evidence of trespassing (Attachment A). Conversations with security personnel confirmed frequent trespassing and unauthorized salvaging.

The fourth floor of the kettle building contained several grain storage bins as well as large amounts of debris and ACM left from the removal of two kettles (Figure 3). In addition, six of the ten north windows, eight of the twelve east windows, and all six of the west windows were broken.

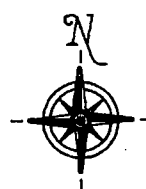
To determine if ACM was migrating from the kettle building, TAT collected air samples from the west and east window ledges of the fourth floor (Figure 3). Using a Gilian HFS 113A air pump, 630 liters of air were pulled through a cellulose filter (pore size = 0.45 μm) at a rate of 3.5 liters per minute (l/min.). During the sample period, humidity was high and a steady rain fell. A blank air sample for asbestos was collected and analyzed for quality assurance purposes. In addition, TAT collected a bulk sample of the debris surrounding the salvaged kettles (Figure 3) for asbestos analysis.

The fifth floor of the kettle building also contained large amounts of debris and ACM remaining after the salvage of kettles. TAT collected a composite, bulk sample of the friable material surrounding the salvaged kettles (Figure 4) for asbestos analysis.

The samples were analyzed by ATEC Environmental Consultants under TAT analytical Services TDD# 5-9003-L16.

4.0 ANALYTICAL RESULTS

Table 2 summarizes the air sampling results from the fourth floor of the kettle building. All air samples were analyzed for asbestos by transmission electron microscopy. Analytical results of the west window ledge air sample indicated 0.096 fibers per cubic centimeters (cm^3) of air, and the east window ledge sample result was 0.025 fibers/ cm^3 . The background air sample was below the method detection limit for asbestos. The National Institute for Occupational Safety and Health (NIOSH) recommended 8-hour, time-weighted average (TWA) for asbestos is 0.1 fibers/ cm^3 .



Quincy Street

KETTLE BLDG.
4th FLOOR


Canopy Area

Front
Offices

- LEGEND**
- Grain Storage
 - ⊖ Foundation Left From Kettle Salvage
 - Window
 - ≡ Stairs
 - ▶ Bulk Sample Location
 - * Air Sample Location

FIGURE 3
SAMPLE LOCATION MAP
(4TH FLOOR)
SCHMIDT'S BREWERY
CLEVELAND, OHIO

NOT TO SCALE



**MAJOR
PROGRAMS
DIVISION**

MANAGERS DESIGNERS/CONSULTANTS

REGION V TECHNICAL ASSISTANCE TEAM

DRAWN BY P. LENHART	DATE 4-12-90	PCS # 2664
APPROVED BY P. MALSCH	DATE 4-12-90	TDD # 5-9003-21



Quincy Street

KETTLE BLDG.
5TH FLOOR

Canopy Area

Front
Offices

LEGEND






-  Grain Storage
-  Foundation Left From Kettle Salvage
-  Window
-  Stairs
-  Composite Sample Locations

FIGURE 4
SAMPLE LOCATION MAP
(5TH FLOOR)
SCHMIDT'S BREWERY
CLEVELAND, OHIO

NOT TO SCALE



MAJOR
PROGRAMS
DIVISION

REGION V TECHNICAL ASSISTANCE TEAM

DRAWN BY
P. LENHART

DATE
4-12-90

PCS #
2664

APPROVED BY
P. MALSCH

DATE
4-12-90

TDD #
5-9003-21

TABLE 2

ANALYTICAL RESULTS OF TAT SAMPLING^a
AIR SAMPLING FOR ASBESTOSSCHMIDT'S BREWERY
CLEVELAND, OHIO
MARCH 29, 1990

Sample Location	Date Collected	Fibers/cc
west window ledge 4th floor	3/29/90	0.096
east window ledge 5th floor	3/29/90	0.025
background	3/29/90	ND

^aAnalysis conducted by ATEC Environmental Consultants lab, Indianapolis, Indiana, under TAT Analytical Services TDD#5-9003-L16.

ND = Not detected at method detection limit.

Table 3 summarizes the bulk sampling results from the fourth and fifth floors of the kettle building. All bulk samples were analyzed for asbestos by polarized light microscopy. The fourth floor bulk sample was positive for asbestos at 20 to 30 percent (%) chrysotile and 5 to 15% amosite. The fifth floor bulk sample was positive for asbestos as well at 10 to 20% chrysotile and 20 to 30% amosite.

5.0 ALTERNATIVE ACTIONS

On March 29, 1990, the U.S. EPA and the CDAPC informed the owner's representative that the following remedial actions were necessary:

1. Seal kettle building windows with plywood or plexiglass
2. Wet and cover all ACM
3. Begin ACM removal with a qualified abatement crew

The U.S. EPA Air Compliance branch and the Office of Regional Council (ORC) will check with the owner and the CDAPC to monitor the progress of asbestos abatement for the entire facility.

At OSC Renninger's request, the TAT conducted a drive by of the facility on April 3, 1990. The TAT observed that all but one of the windows visible from the street had been sealed. The TAT spoke with the building manager, who indicated that the remaining window would be sealed and the roof repairs would commence the following day. On April 5, 1990, the CDAPC reported to U.S. EPA that the facility windows were secured in the area of concern, and that asbestos abatement had begun.

TABLE 3
ANALYTICAL RESULTS OF TAT SAMPLING^A
BULK SAMPLING FOR ASBESTOS

SCHMIDT'S BREWERY
CLEVELAND, OHIO
March 29, 1990

Sample Location	Date Collected	Asbestos	
		% chrysotile	% amosite
4th floor kettle bldg.	3/29/90	20-30	5-15
5th floor kettle bldg.	3/29/90	10-20	20-30

^a Analysis conducted by ATEC Environmental Consultants Lab, Indianapolis, Indiana, under TAT Analytical Services TDD# 5-9003-L16.

ATTACHMENT A

PHOTOGRAPH LOG

**SCHMIDT'S BREWERY
CLEVELAND, OHIO**



PHOTO:1	PCS# 2664
ROLL/PICTURE:	1/2
SITE NAME:	SCHMIDT'S BREWERY
DESCRIPTION:	1ST FLOOR OF KETTLE BLDG. SHOWING DEBRIS & DRY FRIABLE MATERIAL.
DATE/TIME:	3-29-90 / 1133
PHOTOGRAPHER:	MALSCH <i>MM</i>
FILM:	35MM, 200 ASA, NO ATTACHMENTS



PHOTO:2	PCS# 2664
ROLL/PICTURE:	1/5
SITE NAME:	SCHMIDT'S BREWERY
DESCRIPTION:	3RD FLOOR OF KETTLE BLDG. SHOWING LARGE QUANTITIES OF DRY FRIABLE MATERIAL.
DATE/TIME:	3-29-90 / 1138
PHOTOGRAPHER:	MALSCH <i>MM</i>
FILM:	35MM, 200 ASA, NO ATTACHMENTS



PHOTO:3	PCS# 2664
ROLL/PICTURE:	1/6
SITE NAME:	SCHMIDT'S BREWERY
DESCRIPTION:	4TH FLOOR OF KETTLE BLDG. SHOWING LARGE QUANTITIES OF ACM.
DATE/TIME:	3-29-90 / 1140
PHOTOGRAPHER:	MALSCH <i>pm</i>
FILM:	35MM, 200 ASA, NO ATTACHMENTS



PHOTO:4	PCS# 2664
ROLL/PICTURE:	1/7
SITE NAME:	SCHMIDT'S BREWERY
DESCRIPTION:	4TH FLOOR OF KETTLE BLDG. SHOWING LARGE QUANTITIES OF ACM.
DATE/TIME:	3-29-90 / 1142
PHOTOGRAPHER:	MALSCH <i>pm</i>
FILM:	35MM, 200 ASA, NO ATTACHMENTS



PHOTO:5 PCS# 2664
 ROLL/PICTURE: 1/10
 SITE NAME: SCHMIDT'S BREWERY
 DESCRIPTION: 5TH FLOOR OF KETTLE BLDG. SHOWING DEBRIS & ACM LEFT FROM KETTLE SALVAGE.
 DATE/TIME: 3-29-90 / 1159
 PHOTOGRAPHER: MALSCH *MM*
 FILM: 35MM, 200 ASA, NO ATTACHMENTS



PHOTO:6 PCS# 2664
 ROLL/PICTURE: 1/11
 SITE NAME: SCHMIDT'S BREWERY
 DESCRIPTION: GILIAN PUMP ON THE WINDOW LEDGE OF THE 4TH FLOOR OF THE KETTLE BLDG.
 DATE/TIME: 3-29-90 / 1502
 PHOTOGRAPHER: MENCIN *MM*
 FILM: 35MM, 200 ASA, NO ATTACHMENTS



PHOTO:7	PCS# 2664
ROLL/PICTURE:	1/15
SITE NAME:	SCHMIDT'S BREWERY
DESCRIPTION:	VIEW OF RECEPTACLE FROM THE 4TH FLOOR WINDOW OF THE KETTLE BLDG.
DATE/TIME:	3-29-90 / 1504
PHOTOGRAPHER:	MENCIN <i>[signature]</i>
FILM:	35MM, 200 ASA, NO ATTACHMENTS



PHOTO:8	PCS# 2664
ROLL/PICTURE:	1/19
SITE NAME:	SCHMIDT'S BREWERY
DESCRIPTION:	VIEW OF KETTLE WITH SUSPECTED ACM INSULATION.
DATE/TIME:	3-29-90 / 1511
PHOTOGRAPHER:	MENCIN <i>[signature]</i>
FILM:	35MM, 200 ASA, NO ATTACHMENTS